

HOW DOES IT WORK?

Owners are given an opportunity to work proactively to abate the nuisance

Initial Notice Letter

CPD will request a meeting and a written action plan for nuisance abatement. Promptly prepare a course of action designed to abate the nuisance activity. For example, if criminals have been hiding in the building's bushes and then robbing those walking by, the plan should include trimming or cutting down the bushes. Respond within 10 days to avoid further action. Not responding can trigger bills for future nuisance activities, escalating fines, civil and criminal citations.

Billing Notice Letter

If the owner is unresponsive to the Initial Notice letter and there is another offense more than 13 days after the Initial Notice letter has been issued, CPD may designate the property as a chronic nuisance premises and charge for future calls for service.

Civil & Criminal Citations

Civil citations may be imposed based upon the number of bills for nuisance activities sent to a premises' owner in a two year period. The issuance of a civil citation may result in fines from \$250 to \$1000 for each violation, depending upon frequency of violation.



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CINCINNATI POLICE DEPARTMENT



CHRONIC NUISANCE PREMISES ORDINANCE TRAINING

*Landlord Information
for Multi-Family Dwellings*

Cincinnati Municipal Code (CMC) Chapter 761

What does the Code say?

How does it work?

Nuisances that trigger a violation

Advice for property owners

Methods of appeal



Thomas H. Streicher, Jr.
Police Chief



Properties where activity related to drugs, disorder and violence occur are a blight on the whole neighborhood.

These nuisances frighten law abiding residents, discourage reinvestment and consume police and other city services. Cincinnati has adopted a simple, legal, fair process to give owners an opportunity to work proactively to abate nuisances and avoid monetary, civil and criminal penalties. Effective January 1, 2007, the Chronic Nuisance Premises Ordinance says to premises owners, in effect, "If you do not take action to try to stop these nuisances, then you and not the taxpayers will pay the cost of the city resources used to respond to your building."



WHAT IS CONSIDERED A NUISANCE?

There are over 25 nuisance activities including but not limited to loud noises, public gaming, discharging a firearm, assault, disrupting public services, drug sale or use, curfew violation, prostitution and keeping animals that disturb the peace. A complete list is found in Cincinnati Municipal Code Chapter 761.

WHAT DOES THE CODE SAY?

Chronic nuisance premises are multi-family dwellings that either have 3 or more calls for service (CFS) in a month for nuisance activities or exceed the annual average of calls for all properties within specific categories established by the Hamilton County Auditor's Office. The Cincinnati Police Department (CPD) will notify the owner and request a plan to stop nuisance activity from continuing. If there is no response or the plan is not followed, the owner will be billed for the cost of all future CPD services related to responding to nuisance activities at the premises.

IS EVERY CALL CONSIDERED A NUISANCE CALL?

Domestic violence offenses and calls made by the *owner* or *operator* are NOT considered nuisance calls.

CAN THE OWNER APPEAL?

A premises owner may appeal the determination that the premises is a chronic nuisance, the amount of the bill for enforcement or the issuance of a citation within 30 days from the date of the CPD's determination or citation date.

This information is not a substitute for legal advice

CHRONIC NUISANCE PREMISES TRAINING SIGN-UP FORM

*Please indicate which session(s) you would like to attend.
All sessions are identical and FREE to the public.*

SEATING IS LIMITED. PLEASE RSVP PROMPTLY.

- ☐ **Monday, February 5, 2007, 6:00 pm**
Oakley Recreation Center
3882 Paxton Avenue, Cincinnati, Ohio 45208
of participants for your organization _____
- ☐ **Wednesday, February 7, 2007, 6:00 pm**
Westwood Town Hall
3017 Harrison Avenue, Cincinnati, Ohio 45211
of participants for your organization _____
- ☐ **Thursday, February 8, 2007, 6:00 pm**
McKie Recreation Center
1655 Chase Avenue, Cincinnati, Ohio 45223
of participants for your organization _____
- ☐ **Monday, February 26, 2007, 6:00 pm**
District 4 Police Station
4150 Reading Road, Cincinnati, Ohio 45229
of participants for your organization _____
- ☐ **Tuesday, February 27, 2007, 6:00 pm**
Cincinnati Police Academy, Room A
800 Evans Street, Cincinnati, Ohio 45204
of participants for your organization _____

www.cincinnati-oh.gov/cpd

The News Section of the CPD website features links to the Chronic Nuisance Ordinance and maps and directions to all training venues.

Name _____

Address _____

City/State/Zip _____

Phone _____

Fax _____

Email _____

RSVP to:

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